

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: March 28, 2013
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Eileen and Frederick Black, 1 Orchard Lane, Sea Cliff to install an air conditioner compressor unit in a front yard, which requires a variance of Village Code §138-516. Premises are designated as Section 21, Block L, Lot 44 on the Nassau County Land and Tax Map.

Application of Lawrence Maier, 49 Adams Street, Sea Cliff to construct a shed in a front yard, 2 feet from a side property line and 4 feet from a front property line, which requires variances of Village Code §138-416, as follows: (a) the proposed shed is located in a front yard where no accessory structure may be located, and (b) the proposed shed constitutes a second accessory structure exceeding 120 square feet (shed is 144 square feet and existing deck with pergola is 167 square feet) and having a height greater than 8 feet (shed is 14 feet in height). Premises are designated as Section 21, Block 177, Lots 431 and 472 on the Nassau County Land and Tax Map.

[Continued] Application of Doug and Karin Barnaby, 404 Littleworth Lane, Sea Cliff, New York to subdivide a lot with an existing non-conforming use into three residential lots and a private roadway, which requires variances of the following Village Code sections: (a) 138-501 and 138-1103 to increase an existing non-conformity of a property and use, where no such increase is permitted; (b) 138-506 to permit a front property line of 92.18 feet on one lot and 25.02 feet on another lot, where the minimum required front property line is 100 feet; (c) 138-509 to permit a lot width of 92.18 feet, where a minimum required width of 100 feet is required; (d) 138-511 to permit a side yard setback of 11 feet, where a minimum of 15 feet is required; (e) 138-512 to permit a rear yard setback of 20 feet, where a minimum of 30 feet is required; (f) 138-1002 and 138-1001(A) in that the required number of off-street parking spaces are not provided; and (g) 138-1007 in that (i) the proposed subdivision exacerbates an existing non-conforming condition by creating a property line with less than the required 4 foot setback, and (ii) the driveway depicted on parcel B exceeds the minimum permitted width of 25 feet. Applicants also appeal the determination of the building department that the proposed subdivision increases a pre-existing non-conformity. Premises are designated as Section 21, Block L1, Lot 306 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: March 13, 2013

BY ORDER OF THE BOARD OF APPEALS